

045.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
1,103,800 / 1,103,800

USE VALUE:

1,103,800 / 1,103,800

ASSESSED:

1,103,800 / 1,103,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
19		MEDFORD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GINIVISION GEORGE P/JANET L	
Owner 2:	TRS/LEMAC TRUST	
Owner 3:		

Street 1:	55 BOW STREET
Street 2:	

Twn/City:	LEXINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02420
Type:	

PREVIOUS OWNER	
Owner 1:	GINIVISION GEORGE P/JANET L -
Owner 2:	-

Street 1:	42 SUMMIT STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains .138 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 4350 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 3 HalfBaths, 15 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL 100 water
o Sewer
n Electri

Census: Exempt
Flood Haz:

D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits
105 Three Fam. 6020 Sq. Ft. Site 0 80. 0.95 1 Med. Tr -5 456,454 Alt Class % Spec Land J Code Fact Use Value Notes

IN PROCESS APPRAISAL SUMMARY								Legal Description		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value				User Acct	
105	6020.000	636,800	10,500	456,500	1,103,800				31986	
Total Card	0.138	636,800	10,500	456,500	1,103,800				GIS Ref	
Total Parcel	0.138	636,800	10,500	456,500	1,103,800				GIS Ref	
Source:	Market Adj Cost	Total Value per SQ unit	/Card:	253.75	/Parcel:	253.75				
						Entered Lot Size				
						Total Land:				
						Land Unit Type:				

12/04/18	13842!
PRIOR ID # 1:	31986
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT DATE:	
PRINT TIME:	
LAST REV DATE:	
LAST REV TIME:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
RATIO:	

**PREVIOUS ASSESSMENT**      **Parcel ID** 045.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	636,800	10500	6,020.	456,500	1,103,800		Year end	12/23/2021
2021	105	FV	608,600	10500	6,020.	456,500	1,075,600		Year End Roll	12/10/2020
2020	105	FV	608,700	10500	6,020.	456,500	1,075,700		Year End Roll	12/18/2019
2019	105	FV	466,500	10500	6,020.	485,000	962,000		Year End Roll	1/3/2019
2018	105	FV	466,500	10500	6,020.	353,800	830,800		Year End Roll	12/20/2017
2017	105	FV	438,000	10500	6,020.	308,100	756,600		Year End Roll	1/3/2017
2016	105	FV	438,000	10500	6,020.	262,500	711,000		Year End	1/4/2016
2015	105	FV	391,200	10500	6,020.	256,800	658,500		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
GINIVISION GEOR	49078-458	3/6/2007	Family		1 No No
GINIVISION GEOR	40366-13	8/7/2003	Family		1 No No
HESSION JOHN	25723-498	10/10/1995			266,250 No No Y

BUILDING PERMITS										

ACTIVITY INFORMATION										
Date Result By Name										
12/4/2018 MEAS&NOTICE HS Hanne S										
5/4/2009 Measured 189 PATRIOT										
11/9/2000 Hearing Chag										
5/4/2000 Missed Appt. 276 PATRIOT										
3/7/2000 Measured 263 PATRIOT										
4/1/1990 PM Peter M										

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>				
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average													
Sty Ht:	3 - 3 Story			A Bath:		Rating:														
(Liv) Units:	3	Total:	3	3/4 Bath:		Rating:														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:	3	Rating:	Average													
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>																
Roof Cover:	4 - Tar & Gravel			Kits:	3	Rating:	Average													
Color:	WHITE			A Kits:		Rating:														
View / Desir:				Fpl:		Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	C - Average			<b>CONDOS INFORMATION</b>																
Year Blt:	1910	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>				
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster			Functional:			%	3	5	2										
Sec Int Wall:		%		Economic:			%													
Partition:	T - Typical			Special:			%													
Prim Floors:	3 - Hardwood			Override:			%													
Sec Floors:		%		Total:	31	%														
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>												
Subfloor:				Basic \$ / SQ:	180.00			Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:				Size Adj.:	0.89137930															
Electric:	3 - Typical			Const Adj.:	0.97010303															
Insulation:	2 - Typical			Adj \$ / SQ:	155.651															
Int vs Ext:	S			Other Features:	185500															
Heat Fuel:	2 - Gas			Grade Factor:	1.00															
Heat Type:	5 - Steam			NBHD Inf:	1.00000000															
# Heat Sys:	3			NBHD Mod:																
% Heated:	100	% AC:		LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	922968															
% Com Wal		% Sprinkled		Depreciation:	286120															
				Depreciated Total:	636848															
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val												
Make:		Model:																		
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor:			Before Depr:	155.65												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	1000	A	AV	1915	17.50	T	40	105			10,500		10,500			
				Total Yard Items:	10,500	Total Special Features:														
				Total:	10,500															
				PARCEL ID 045.0-0005-0012.0																
				IMAGE																
				AssessPro Patriot Properties, Inc																